GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue (Lands) Dept.,- Administrative sanction of ex-gratia for an amount of Rs.78,84,83,200/- (Rupees Seventy-Eight crore Eighty-Four lakh Eighty-three thousand two hundred only) [i.e., 8 lakh per acre] to the enjoyers existing in Thamminapatnam Village of Chilakur Mandal and Kothapatnam of Kota Mandal of Tirupati District and the proposed ex-gratia shall be applicable only to this project and the above lands as a one- time special measure duly relaxing the G.O.Ms.No.571 Rev (Assignment 1) dept Dated: 14.09.2012 – Orders –Issued.

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REVENUE (LANDS-VIII) DEPARTMENT

G.O.Ms.No.43 **Dated:11.02.2025.**

Read the following:-

1. From the Chief Commissioner of Land Administration Lr.No.REV02-24/10/2024/LA1-2627989, DT.09.12.2024
2. G.O.Ms.No.571 Rev (Assignment 1) dept Dated: 14.09.2012
3. G.O.Rt.No.758, Revenue (Asssignment.III) Dept, dt.19.07.2016

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ORDER:

In the reference 1st read above, the Chief Commissioner of Land Administration, Andhra Pradesh has stated that the Collector, Tirupati District has submitted a report requesting for sanction of ex-gratia to an amount of Rs.78.84.83,200/- (Rupees Seventy-Eight crore Eighty-Four lakh Eighty-three thousand two hundred only) for the enjoyers existing in Thamminapatnam Village of Chilakur Mandal and Kothapatnam of Kota Mandal keeping in view the importance of the project 'Chennai-Bangalore Industrial Corridor (CBIC) and requested permission and suitable instructions through a Government Order which shall be applicable only to this project and the above lands as a one-time special measure.

2. On the proposal of the Collector, Tirupati District, the CCLA has observed that:

a the Chennai-Bangalore Industrial Corridor (CBIC), initiated by the Government of India, involves developing the Krishnapatnam Node over Ac.10,502.23 cents in multiple phases.

b. In the reference 3rd read above, Govt. have accorded permission to the Collector, SPSR Nellore district to hand over advance possession of land to an extent of Ac.4693.82 cents in (7) villages to the APIIC for the purpose of Chennai-Bengaluru Industrial Corridor (CBIC) Krishnapatnam Node, pending regular alienation.

c) Out of (3) phases, phase –I covers Ac.2,500.49 cts, with Ac.2,238.38 cts already handed over to APIIC. The remaining Ac.262.11 cts (Govt Ac.12.88 + Patta Ac.249.23) are pending acquisition.

d) Out of the proposed extent of Acs.2500.49, APIIC has transferred an extent of Acs.2139.15 in favour of M/s. NKICDL (JV of NICDIT & APIIC) through registered Lease Agreements and also handed over possession of land to M/s.NKICDL for development of CBIC-Krishnapatnam Node.

e) Seven member committee with Joint Collector, Tirupati as Chairman was appointed by District Collector, Tirupati on 06.09.2024.

f) After conducting Grama Sabhas, verification by the (7) member Committee and as per the enjoyment survey conducted in these villages, the District Level Committee has recommended a rate of Rs.8.00 lakhs per acre, similar to the value calculated from the analysis of sale deeds in Thamminapatnam village, as a fair ex-gratia value which includes (land value + tree value +structure value + other values existing in the land) common in both villages.

g)To pay the ex-gratia an amount of Rs.78.85 crores is required to be paid to 600 enjoyers in an extent of Ac.985.604 cts.

3. The CCLA,AP has submitted that due to non-protection of lands, locals were encroached the lands and obstructing the prestigious National project. Now, after conducting the enjoyment survey, there are 600 enjoyers in an extent of Ac.985.60 cts found in the land. The enjoyers are not possessed with DKT pattas and their possession in the land was not found in 10 (1) account & Adangal. Hence, their possession can be termed as "un-authorized" and in the light of contents mentioned above, probably they might have entered into the Government land knowingly well that these lands are going to be acquired for CBIC;

- The Collector has relied on Drone Survey & Google Earth Images in confirming the possession of the enjoyers over the subject matter Government lands in support of his request in the proposal;
- Government have issued orders for payment of ex.gratia to the DKT pattedars and Sivai jamedars under LA Act, 1894/LARR Act, 2013, but no orders are made available for payment of ex.gratia to the persons who are not having DKT pattas and whose names were not found in any Revenue accounts;
- Since, the names of the enjoyers have not been recorded in the Adangal/any other revenue records, the Collector, Tirupati proposed for ex-gratia on a one time measures keeping the high profile nature of the Project of Government of India.

4. Paras 3(b)(iv & v) of Annexure to G.O. Ms. No.571 Revenue (Assignment 1) dept. dated 14.09.2012 are reproduced below:

- In regard to payment of compensation to sival jamedars, the G.O requires that documentary proof of occupation is mandatory.

> (iv) Compensation to the assignees who relinquish their D-Form patta land and whose land is resumed for public purpose shall be paid exgratia as per rules in force and on par with private patta lands.
> (v) As regards the sivai jamedars, who have been cultivating the land for a long period, without D-Form Patta and whose possession is confirmed by entries in 10(1) and adangal accounts may be paid exgratia without solatium:

5. The Collector, Tirupati has submitted that there is no documentary evidence of any kind in regard to the said enjoyers / Sivai jamedars and under the circumstances no ex-gratia payment can be recommended under G.O. Ms. No.571 Revenue (Assignment 1) dept. dated 14.09.2012. Moreover, in this case, it is noted that orders for advance possession vide G.O.Rt.No.758 dtd.19.07.2016 has been issued pending regular alienation.

6. Therefore, the CCLA has requested the Government to take a view on the proposal of the District Collector, since it needs relaxation of the G.O. Ms. No.571 Revenue (Assignment 1) dept. dated 14.09.2012.

7. The Industries & Commerce Dept., concurred the proposal of the District Collector towards the payment of ex-gratia to the enjoyers (@8 lakhs per acre - total Rs.78.84 Cr), that the lands of potential Krishnapatnam Industrial Corridor to be developed into the Industrial parks at the earliest (so many potential investors have visited the lands so far and waiting for completion of infrastructure to get the lands allotted to them). This amount will be paid by APIIC - from the AP-ICDC SPV amount, duly convincing the NICDC. The Finance Dept., have agreed the proposal.

8. Government, after careful examination of the matter, here by accord administrative for sanction of ex-gratia for an amount of Rs.78,84,83,200/- (Rupees Seventy-Eight crore Eighty-Four lakh Eighty-three thousand two hundred only) [i.e., 8 lakh per acre] to the enjoyers existing in Thamminapatnam Village of Chilakur Mandal and Kothapatnam Village of Kota Mandal of Tirupati District and the proposed ex-gratia shall be applicable only to this project i.e. Chennai –Banglore Industrial Corridor, as a one- time special measure keeping the high profile nature of the Project of Government of India duly relaxing the G.O.Ms.No.571 Rev (Assignment-1) dept Dated: 14.09.2012, as such the compensation shall be paid to the enjoyers subject to the following conditions:

> a) That each enjoyer shall provide a written declaration stating that they have willingly accepted the compensation amount as full and final settlement for the Government/DKT land in their possession.
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> b) The declaration must also include an undertaking that they shall not raise any further claims for additional compensation, ex-gratia, or any other benefits concerning the said land in the future.

c) Only upon receipt of such declarations, the compensation may be disbursed.

9. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh and the Collector & District Magistrate, Tirupati District shall take necessary further necessary action accordingly in the matter.

10. This order issued with the concurrence of Finance Dept., vide their U.O.No. FIN01-FMU0ASD(IC)/10/2024, (Computer No.2666306), dated 01.012025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Commissioner of Land Administration
and Spl.C.S., A.P. Mangalagiri,
The Collector & District Magistrate, Chittoor District.

Copy to:

The Industries & Commerce Dept., AP., Secretariat.
The VC&MD, APIIC.
The PS to Principal Secretary to Hon'ble C.M.
The OSD /P.S to Hon'ble Minister (Revenue, R&S)
The OSD to the Chief Secretary to Government of A.P.
The PS to the Spl.Chief Secretary to Government,
Revenue (Lands)Department.
The G.A.(Cabinet) Department w.r.to the resolution No.36/2025.
The Finance Department.
SC/SF/ Computer No.2657717

//FORWWARDED:: BY ORDER//

SECTION OFFICER